

PLACER COUNTY BUILDING DEPARTMENT MINIMUM DWELLING REQUIREMENTS FOR FINAL/OCCUPANCY

PLUMBING REQUIREMENTS:

1. Plumbing, waste, drain and vent systems must be completed. Exposed ABS to be painted and counter flashed. All ferrous gas piping shall be protected from corrosion.
2. All bathrooms must be complete with water closet, lavatory and tub or shower (with shower doors installed or rods) and material impervious to moisture a minimum of 6 feet above floor at shower. Secondary baths may be completed with a permit to remodel.
3. Hot water heater must be installed and ready to operate, including pressure relief valve. Pressure relief valve piping to be hard drawn copper or galvanized steel, and terminating downward not more than two feet nor less than six inches above grade. Two (2) seismic straps are required on water heater tank.

ELECTRICAL REQUIREMENTS:

1. All electrical wiring run with plugs and switches installed with face plate on. Some light fixtures of special order may not need to be installed but wire nuts and face plates must be attached. Weathertight exterior access must be provided for ufer ground. Exterior lights must have gaskets or made weatherproof by sealant.
2. Electrical service shall be complete, breakers installed, ground and bond hooked up and accessible, electrical circuits shall be identified. All exterior, bathroom, and garage receptacles to be protected by GFCI. Electric meter shall be set. All Kitchen counter receptacles need to be GFCI (Refrigerator designated outlet does not have to be GFCI).
3. The kitchen must have a sink and electrical plugs installed. Provisions for stove must be present either as a capped off gas line or a 220 outlet installed in wall. If stove is to be wired directly, it shall be hooked up for inspection. Dishwasher, if installed, must be equipped with air gap fitting.

MECHANICAL REQUIREMENTS:

1. Heating and air conditioning units must be installed and secured.
2. Fireplaces must be installed, including hearth. If a free standing fireplace is installed, support box and hearth must be installed. A spark arrestor must be installed on the chimney. Woodstoves which are not part of the required heating and/or energy approval do not need to be installed.

INTERIOR REQUIREMENTS:

1. Insulation and sheetrock to be completed. Insulation certificate to be filled out and submitted to inspector at time of final inspection. The firewall must be complete.
2. Interior doors, except toilet door opening into a kitchen need not be installed. Fire doors and door closures must be installed. All exterior doors shall be weather stripped.
3. All smoke detectors must be installed in bedrooms, hallways, basements, etc.

EXTERIOR REQUIREMENTS:

1. The roof must be completed and the outside walls weathertight with windows and doors in and weather stripped. Paint or weather sealant must be applied on any raw wood except cedar or redwood.
2. All required exits, stairs, handrails and decks shall be complete. A landing shall be installed at all exits.
3. Grade around structure so that all water drains away from foundation for at least 5 feet and drains away from area. Check that no wood is within 6" of soil or stucco within 4" of soil. Clean up all debris.
4. Foundation and attic vents must be installed and screened.
5. Hose bibbs to be protected by approved non-removable backflow preventors.

MISCELLANEOUS REQUIREMENTS:

1. Driveway must comply with the "Fire Safe" Driveway requirements.
2. House numbers must be installed in accordance with Placer County Ord. 4432-B:

Approved numbers of addresses shall be placed on all new, remodeled and altered buildings (commercial and/or residential) in such a position as to be plainly visible and legible from the street or road fronting the property. Whenever the numbers on the building will not be clearly visible from the access street or road fronting the property, the numbers will be placed at the street or access road in a manner which is clearly visible from both directions of travel on the road/street. Said numbers shall be a minimum 3 inch letter height, 3/8 inch stroke, reflectorized, and contrast with their background, or may be a minimum 5 inches and contrast with their background.

3. Septic system or sewer hook-up must be complete and approved, potable water must be provided to the dwelling. If well, installations must be complete and approved by Health Department.
4. Encroachments on county maintained roads must be approved by Department of Public Works.
5. Check approved plans for peculiar or specific requirements applicable to this particular job. Plans shall be available for final inspection.

NOTE: THESE REQUIREMENTS DO NOT SUPERSEDE ANY CONTRACTUAL OBLIGATION BETWEEN AN OWNER AND HIS/HER CONTRACTOR.